



Connells

Park Close
Claverdon Warwick

Park Close Claverdon Warwick CV35 8HH

for sale offers over
£425,000



Property Description

A charming family home situated in the desirable village location of Claverdon, Warwick. This spacious family home offers an excellent amount of living space throughout and further benefits from a private rear garden with stunning views overlooking greenery. There is also a converted garage currently being used as a studio, with a separate cloakroom with WC and utility room!

The entrance hall leads into the cosy lounge with a gorgeous fireplace and separately through to the kitchen. The kitchen is well equipped with integrated appliances and leads through into the light and airy dining room. To the rear of the home is a conservatory offering a wealth of natural light and viewings of the delightful rear garden.

On the first floor there are three good size bedrooms, two with built in wardrobes and a family bathroom.

This property boasts a beautifully rear garden, perfect for capturing the sun. The carefully landscaped rear garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features a patio, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

Claverdon is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Claverdon Station & Hatton Station. Claverdon is located within a 10 minute drive to the M40 motorway, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

There is great local access to Warwick, Stratford upon Avon, Kenilworth, Solihull and Henley in Arden. Claverdon is approximately a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Hall

Two storage cupboards and laminate flooring.

Lounge

15' x 11' 5" (4.57m x 3.48m)

Window to rear, modern electric fireplace, spotlights and carpeted flooring.

Kitchen

11' 6" x 9' (3.51m x 2.74m)

Fitted with a range of wall and base units with work surface over, built in dishwasher, fridge, double oven, hob and extractor fan, store cupboard, laminate flooring, tiled splashback, pantry, spotlights and window to front.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

Laminate flooring, spotlights and sliding door leading into the conservatory.

Conservatory

19' 1" x 9' 9" (5.82m x 2.97m)

Window to rear and sides with lovely views, laminate flooring and French doors to rear.

Utility Room And Separate Wc

8' 6" x 4' 8" (2.59m x 1.42m)

Separate WC, wash hand basin, washing machine and tumble dryer, oil burner for combi boiler (3/4 years old). Window to rear.

Landing

Window to front, airing cupboard, loft hatch, spotlights and carpeted flooring.

Bedroom One

11' 7" x 11' 7" (3.53m x 3.53m)

Window to rear with lovely field views, spotlights, fitted wardrobes and carpeted flooring.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

Window to rear with lovely field views, wardrobes, spotlights and carpeted flooring.

Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)

Window to front and carpeted flooring.

Family Bathroom

Window to front, tiled walls and flooring, spotlights, shower, WC, wash hand basin, chrome towel rails.

Rear Garden

Enclosed mainly laid to lawn with stunning field views, flower beds, patio, shed and Oil tank.

Parking

Private driveway.

Converted Garage

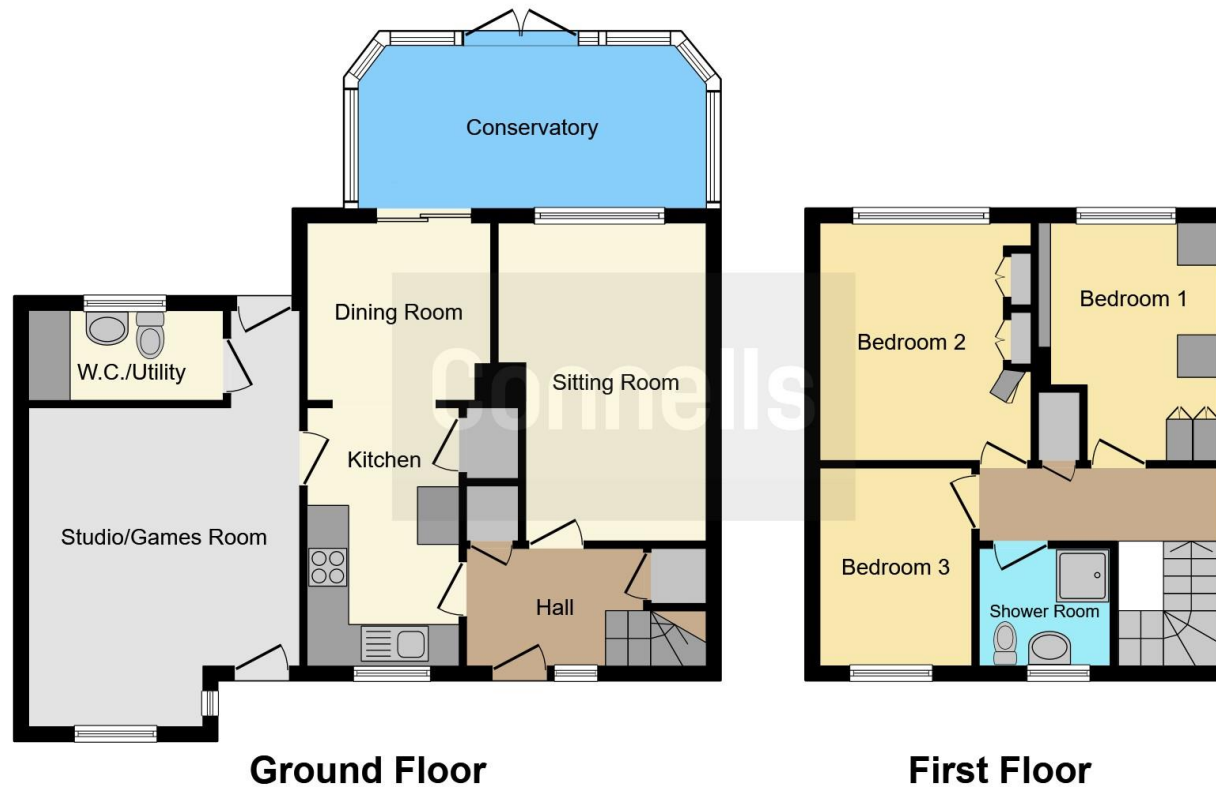
15' 10" and recess. x 11' 9" (4.83m and recess. x 3.58m)

Converted garage currently being used as a studio/workshop. There is a window to front, door to rear, power, light and storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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14 High Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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